

Senate Bill No. 1234

CHAPTER 115

An act to amend Section 798.26 of the Civil Code, relating to mobilehomes.

[Approved by Governor July 10, 2008. Filed with
Secretary of State July 10, 2008.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1234, Correa. Mobilehomes: privacy.

Existing law provides that the ownership or management of a mobilehome park shall have no right of entry to a mobilehome, except in an emergency or when the resident has abandoned the mobilehome, without the prior written consent of the resident.

This bill would expand that prohibition to include an enclosed accessory structure.

The people of the State of California do enact as follows:

SECTION 1. Section 798.26 of the Civil Code is amended to read:

798.26. (a) Except as provided in subdivision (b), the ownership or management of a park shall have no right of entry to a mobilehome or enclosed accessory structure without the prior written consent of the resident. The consent may be revoked in writing by the resident at any time. The ownership or management shall have a right of entry upon the land upon which a mobilehome is situated for maintenance of utilities, trees, and driveways, for maintenance of the premises in accordance with the rules and regulations of the park when the homeowner or resident fails to so maintain the premises, and protection of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment.

(b) The ownership or management of a park may enter a mobilehome or enclosed accessory structure without the prior written consent of the resident in case of an emergency or when the resident has abandoned the mobilehome or accessory structure.

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